

ORDINANCE NO. 08-07-042

TO AMEND TITLE 15 CHAPTER 15.40 OF THE CITY OF LOCUST GROVE CODE OF ORDINANCES, WHICH PROVIDES FOR CONSTRUCTION PERMIT FEES; TO AMEND SECTION 15.40.010 ENTITLED "SCHEDULE OF PERMIT FEES;" TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS

**SECTION 1.** Chapter 15.40 of the Code of Ordinances of the City of Locust Grove is hereby amended by repealing Section 15.40.010 in its entirety and replacing in lieu thereof the following:

15.40.010 Schedule of permit fees.

A. One and Two Family Residential Permit (includes Manufactured and Industrialized Residential Buildings).

New Construction/Renovation	Applicable Fee
Minimum Building Permit Fee	\$300.00, plus applicable trade permit fees
Fee Rate of calculation per Total Square Footage (heated and unheated) of structure	\$0.25 per square foot
Trade (HVAC, Electrical, Plumbing) Permit Fee	\$75.00 per applicable trade
Additions, Renovations, and Repair to structure (for value of improvements below 50% of assessed Fair Market Value of existing structure)	Minimum Building Permit Fee of \$100.00 or \$2.70 per \$1,000 of construction value*, plus applicable trade permit fee(s).
Additions, Renovations, and Repair to structure (for value of improvements above 50% of assessed Fair Market Value of existing structure)	Minimum Building Permit Fee of 300.00 or \$0.20 per square foot for of new construction or renovation, plus applicable trade permit fee(s).

\*Note: Construction value shall be determined as seventy-five percent (75%) of the latest building valuation data as published by the International Code Council, Inc.

B. Multi-Family, Institutional, Commercial, Industrial and Office Project Permit Fees.

New Construction/Renovation	Applicable Fee
Construction Valuation*does not include Trade Permit Fees	
Minimum Building Permit Fee	\$350
\$0.00 to \$350,000.00 Valuation	\$3.95 per 1,000 of Valuation or fraction thereof
\$350,000.01 to \$750,000.00 Valuation	\$3.85 per 1,000 of Valuation or fraction thereof
\$750,000.01 to \$1,500,000.00 Valuation	\$3.75 per 1,000 of Valuation or fraction thereof
Valuation of \$1,500,000.01 and greater	\$3.70 per 1,000 of Valuation or fraction thereof
Additions, Renovations, and Repair to structure (Including Tenant Finishes)	Minimum Building permit fee of \$350 or \$4.00 per \$1,000 of construction value, whichever is greater, plus applicable trade permit.

\*Note: Construction value shall be determined as seventy-five percent (75%) of the latest building valuation data as published semiannually by the International Code Council, Inc.

- C. Building Plan Review Fees for Multi-Family, Institutional, Commercial, Industrial and Office Projects. When construction value exceeds \$1,000, plans shall be submitted for review by the Chief Building Official and the other responsible agencies for zoning, life/safety, and utilities review. No permit shall be issued until plans have been reviewed and approved. Prior to plans being reviewed, a plan review fee must be paid which shall be equal to, and in addition to, one-half (1/2) of the required building permit fee.
- D. Penalties. Where work has been started prior to obtaining a permit, the fees specified herein shall be subject to a penalty of twice the required permit fee up to \$1,000.00, plus a one hundred dollar (\$100.00) administrative fee. Payment of the penalty and the administrative fee shall not relieve anyone from fully complying with the requirements of the Technical Codes in Chapter 15.08 nor from any other penalties.
- E. Building Re-inspection Fees. When the Chief Building Official has found a project or phase of a building project in noncompliance with the adopted technical codes on a requested inspection, the following re-inspection fees shall apply:

Re-inspection	Applicable Fee
First Re-inspection	\$50.00
Second re-inspection for same deficiency	\$100.00
Third re-inspection for same deficiency	\$200.00
All additional re-inspections for same deficiency	\$400.00

- F. For Multi-Family, Institutional, Commercial, Industrial and Office projects, the following Trade (Electrical, Mechanical/HVAC, Plumbing) Permit fees shall apply:

Project Valuation	Applicable Fee per Trade
\$0 to \$100,000.00	\$75.00
\$100,000.01 to \$500,000.00	\$100.00
\$500,000.01 to \$1,000,000	\$150.00
\$1,000,000.01 and above	\$250.00

- G. Specialized Permits are required for the following projects listed below, and the following Permit fees shall apply:

Project Type	Applicable Fee
Temporary Service Pole	\$35.00
Demolition Permit	\$65.00
Swimming Pool Permit (In Ground)	\$250.00
Swimming Pool Permit (Above Ground)	\$125.00
Utility Release Inspection (Electric, Gas, etc.)	\$65.00
Fire Sprinkler	\$50.00
Fire damage preliminary inspection	\$50.00
Move-in Structure preliminary inspection	\$50.00
Move-in Structure building permit	\$250.00
Industrialized Building (Construction, Temporary Occupancy)	\$100.00, plus applicable Trade Permit

Garage, Storage, and Accessory Structures (Residential, detached)	Minimum fee of \$50.00 or \$0.15 per square foot (Total), plus applicable Trade Permit
Garage, Storage, and Accessory Structures (Nonresidential, detached)	Minimum fee of \$50.00 or \$0.15 per square foot (Total), or Valuation permit fee in (B), whichever is greater, plus applicable Trade Permit
Low-Voltage (Alarm, Telephone, Cable, Fiber)	\$50.00

H. For Other Items listed below, the following fees shall apply:

Item	Applicable Fee
Replacement of Permit Card	\$25.00
Renewal of Expired Permit (no changes)	\$50.00
Additions/Changes to existing permit	\$50.00 administrative fee, plus any additional fee based on valuation or square footage increase
Copies	\$0.25 per page
Residential/Commercial Permit Printouts	\$10.00 per month

**SECTION 2.** This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.

**SECTION 3.**

- A. It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- B. It is hereby declared to be the intention of the City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.
- C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**SECTION 4.** **Effective Date.** This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Locust Grove.

SO ORDAINED this 7<sup>th</sup> day of July 2008.

ATTEST:

  
LORENE LINDSEY, Mayor

  
THERESA BREEDLOVE, City Clerk

(Seal)

# Building Valuation Data

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated and printed at six-month intervals, with the next update in August. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the "average" construction costs per sq. ft., which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 108.2 of the 2006 *International Building Code*® (IBC®) whereas Section 108.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

## Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 108.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy

group and type of construction. The average costs include structural, electrical, plumbing, mechanical, interior finish and normal site preparation. The data is a national average and does not take into account any regional cost differences. To this end, the table containing the regional cost modifiers was last printed in the October 2003 issue and has been discontinued.

## PERMIT FEE MULTIPLIER

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

## PERMIT FEE

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

Area: 1st story = 8,000 sq. ft.  
2nd story = 8,000 sq. ft.

1. Gross area:

Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.

2. Square Foot Construction Cost:  
B/IIB = \$137.27/sq. ft.

3. Permit Fee:

Business = 16,000 sq. ft. x \$137.27/sq. ft. x 0.0075 = \$16,472

## Important Points

- In most cases the BVD does not apply to additions, alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect



## Building Valuation Data (continued)

accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period

(1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from site and foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

**Square Foot Construction Costs<sup>a, b, c, d</sup>**

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	196.11	189.78	185.37	177.60	167.20	162.27	171.92	152.56	146.94
	Assembly, theaters, without stage	177.62	171.29	166.88	159.10	148.75	143.82	153.43	134.10	128.49
A-2	Assembly, nightclubs	149.94	145.74	142.04	136.49	128.53	124.91	131.71	116.50	112.58
A-2	Assembly, restaurants, bars, banquet halls	148.94	144.74	140.04	135.49	126.53	123.91	130.71	114.50	111.58
A-3	Assembly, churches	180.72	174.39	169.98	162.21	151.82	146.89	156.54	137.18	131.57
A-3	Assembly, general, community halls, libraries, museums	152.81	146.48	141.07	134.30	122.33	118.97	128.63	108.26	103.65
A-4	Assembly, arenas	176.62	170.29	164.88	158.10	146.75	142.82	152.43	132.10	127.49
B	Business	154.16	148.70	144.00	137.27	125.07	120.41	131.97	109.81	105.37
E	Educational	166.52	160.91	156.34	149.52	140.14	132.98	144.59	123.34	118.69
F-1	Factory and industrial, moderate hazard	92.68	88.42	83.70	80.93	72.45	69.29	77.68	59.67	56.50
F-2	Factory and industrial, low hazard	91.68	87.42	83.70	79.93	72.45	68.29	76.68	59.67	55.50
H-1	High Hazard, explosives	86.84	82.58	78.86	75.09	67.79	63.63	71.84	55.02	N.P.
H234	High Hazard	86.84	82.58	78.86	75.09	67.79	63.63	71.84	55.02	50.85
H-5	HPM	154.16	148.70	144.00	137.27	125.07	120.41	131.97	109.81	105.37
I-1	Institutional, supervised environment	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
I-2	Institutional, hospitals	256.26	250.80	246.11	239.38	226.55	N.P.	234.08	211.31	N.P.
I-2	Institutional, nursing homes	179.18	173.72	169.02	162.30	150.51	N.P.	157.00	135.27	N.P.
I-3	Institutional, restrained	174.99	169.52	164.83	158.10	147.16	141.52	152.80	131.92	125.48
I-4	Institutional, day care facilities	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
M	Mercantile	111.44	107.24	102.53	97.99	89.62	87.00	93.21	77.59	74.67
R-1	Residential, hotels	154.24	149.02	145.08	139.28	129.95	126.44	140.32	117.80	113.25
R-2	Residential, multiple family	129.33	124.11	120.17	114.37	105.16	101.65	115.53	93.01	88.46
R-3	Residential, one- and two-family	122.11	118.76	115.86	112.68	108.62	105.77	110.77	101.74	95.91
R-4	Residential, care/assisted living facilities	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
S-1	Storage, moderate hazard	85.84	81.58	76.86	74.09	65.79	62.63	70.84	53.02	49.85
S-2	Storage, low hazard	84.84	80.58	76.86	73.09	65.79	61.63	69.84	53.02	48.85
U	Utility, miscellaneous	65.15	61.60	57.92	55.03	49.70	46.33	51.94	39.23	37.34

a. Private Garages use Utility, miscellaneous

b. Unfinished basements (all use group) = \$15.00 per sq. ft.

c. For shell only buildings deduct 20 percent.

d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at [www.iccsafe.org/cs/techservices](http://www.iccsafe.org/cs/techservices)